

This instrument was prepared by

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(Address) 1821-A Third Avenue, Bessemer, Alabama

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Nine Hundred and no/100 (\$2,900.00) ---DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Howard T. Stephenson and wife, Lorene E. Stephenson,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Clarence Dunn and wife,

Norma Dunn,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Part of Southwest 1/4 of Northwest 1/4 of Section 7, Township 20 South, Range 3 West of, Huntsville Principal Meridian, Shelby County, Alabama, Being more particularly described as follows: Begin at the Northwest corner of Southwest 1/4 of Northwest 1/4, of said Section 7, for the point of beginning of tract of land herein described: thence in Easterly direction along the North boundary of said quarter-quarter section 84.67 feet; thence turning an angle of 48 degrees and 15 minutes to the right in Southeasterly direction 511.67 feet to the point of intersection with the Northwest boundary of a County road right-of-way said point being on the arc of a curve turning to the right in Southwesterly direction and having a radius of 5,183.79 feet said arc being subtended by a central angle of 1 degree and 59 minutes and 22 seconds and having a chord of 179.98 feet in length, thence turning an angle of 91 degrees 07 minutes and 30 seconds to the right from last mentioned chord 179.98 feet in length, thence along said arc of said curve 180.00 feet, said curve being the Northwest boundary of said County road, thence turning an angle of 88 degrees and 56 minutes to the right from last mentioned chord with a length of 179.98 feet in Northwesterly direction 428.32 feet to point of beginning.

Containing 2.115 acres more or less.

The use of this property is restricted to one family dwellings consisting of a minimum of 1,300 square feet in the main dwelling; however, any out-buildings of a smaller size used in connection with the main dwelling is permissible. There shall not be more than one family dwelling on said property. There shall not be any house trailers used in connection with the dwelling.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 5th day of March, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Howard T. Stephenson (Seal)  
Lorene E. Stephenson (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Betty J. Beak, a Notary Public in and for said County, in said State, hereby certify that Howard T. Stephenson and wife, Lorene E. Stephenson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of

March

A. D. 1969

Betty J. Beak  
Notary Public.